

ORDINANCE NO. 16,139

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Sections 60-183 and 60-184, and adding Section 60-185 and 60-186, relating to the separation of shared forced air heating sources.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Sections 60-183 and 60-184, and adding Section 60-185 and 60-186, relating to the separation of shared forced air heating sources, as follows:

Sec. 60-183. General.

Mechanical heating units, boilers, appliances, air conditioning units, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Sec. 60-184. Heating equipment.

When the temperature is below 60 degrees Fahrenheit, every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 degrees at a point of three feet above the floor and two feet from exterior walls in all habitable rooms, bathrooms and toilet rooms.

Sec. 60-185. Separation of shared forced air heating sources.

Shared forced air heating sources are unsafe and shall be eliminated so each dwelling unit has a separate heating source with the elimination of shared vents and ductwork by the second renewal inspection after June 1, 2022, and by no later than June 1, 2025.

Sec. 60-186. Inspections of mechanical equipment.

Mechanical heating units, boilers, appliances, air conditioning units, and fireplaces shall be inspected at least every three years, beginning with the first renewal after June 1, 2022, by an Iowa contractor licensed to conduct such inspections prior to the heating season. The contractor shall provide a statement, that shall be provided to the department, stating that the system has been inspected, including, but not limited to, projected life expectancy of the unit, and meet the following:

All systems: check the condition of vent pipe connection and chimney, verify combustion air openings and louvers are free of blockage, and check the physical integrity of the heat exchanger.

Hot water systems: test pressure relief valve, test high limit controls, inspect pressure tanks, clean heat exchange, check fuel input and flame characteristics and adjust, if necessary.

Steam Systems: test low water cut-off safety controls and high limit safety controls, drain the float chamber to remove sediment, inspect boiler feed water lines, inspect condensate receiver tank and piping, analyze boiler water and add chemicals as needed to control deposits and corrosion, check for leaks in boiler inside the firebox, on tube sheets, sections and on the shell, check fuel inputs and flame characteristics and adjust, as necessary.

Forced air heating units: check the combustion chamber for cracks, test for carbon monoxide (CO) and remedy, if found, adjust blower control and supply air temperature to manufacture specification, clean and oil blower, remove dirt, soot, or corrosion from furnace, check fuel input and flame characteristics and adjust, if necessary, check condition of duct work connections.

Secs. 60-187—60-189. Reserved.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED: Judy K. Parks-Kruse, Assistant City Attorney

T. M. Franklin Cownie, Mayor

Attest: I, Laura Baumgartner, Acting City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an Ordinance (Roll Call No. 22-0958), passed by the City Council of said City at the meeting held on June 13, 2022 and signed by the Mayor on June 13, 2022 and published and provided by law in the Business Record on July 1, 2022 Authorized by Publication Order No. 11929 .

Laura Baumgartner, Acting City Clerk